

030.0

0003

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,038,500 / 1,038,500

APPRAISED: 1,038,500 / 1,038,500

USE VALUE: 1,038,500 / 1,038,500

ASSESSED: 1,038,500 / 1,038,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
63-65		HARLOW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: THOMAS JEANNE M/DAVID P	
Owner 2:	
Owner 3:	

Street 1: 65 HARLOW ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: THOMAS KATHLEEN & DAVID -
Owner 2: THOMAS JEANNE -

Street 1: 65 HARLOW ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 5,199 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3081 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Class % Spec Land J Code Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Adj Neigh Influ Mod

104 Two Family 5199 Sq. Ft. Site 0 80. 1.11 1 460,777 460,800

Legal Description							User Acct
							20961
							GIS Ref
							GIS Ref
							Insp Date
							09/21/17

PREVIOUS ASSESSMENT									Parcel ID	030.0-0003-0016.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	572,500	5300	5,199.	460,800	1,038,600	1,038,600	Year End Roll	12/18/2019
2019	104	FV	422,200	5300	5,199.	489,600	917,100	917,100	Year End Roll	1/3/2019
2018	104	FV	422,200	5300	5,199.	357,100	784,600	784,600	Year End Roll	12/20/2017
2017	104	FV	411,600	4700	5,199.	311,000	727,300	727,300	Year End Roll	1/3/2017
2016	104	FV	411,600	4700	5,199.	264,900	681,200	681,200	Year End	1/4/2016
2015	104	FV	366,000	4700	5,199.	259,200	629,900	629,900	Year End Roll	12/11/2014
2014	104	FV	366,000	4700	5,199.	213,100	583,800	583,800	Year End Roll	12/16/2013
2013	104	FV	381,100	4700	5,199.	202,700	588,500	588,500		12/13/2012

SALES INFORMATION									TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
THOMAS KATHLEEN	49807-48		7/20/2007	Family		1	No	No				
ANDERSON TIMOTH	26282-293		5/1/1996		281,000	No	No	Y				

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
7/29/2001	583	Dormers	9,000	O				ADD 2 DORMERS	9/21/2017	Inspected	PH	Patrick H			
									8/11/2017	MEAS&NOTICE	HS	Hanne S			
									1/23/2009	Meas/Inspect	336	PATRIOT			
									5/2/2002	Inspected	PM	Peter M			
									3/29/2000	Inspected	263	PATRIOT			
									2/22/2000	Measured	263	PATRIOT			
									11/1/1981		MM	Mary M			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									7	5	OFFP	17	2													
(Liv) Units: 2	Total: 2	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:																										
Foundation: 2 - Conc. Block		1/2 Bath:	Rating:	A HBth:	Rating:																										
Frame: 1 - Wood		OthrFix:	Rating:																												
Prime Wall: 1 - Wood Shingle																															
Sec Wall:	%																														
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID																									
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good	A Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1																							
Color: GREEN		Fpl:	Rating:	WSFlue:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																								
View / Desir:						Other																									
GENERAL INFORMATION				CONDOS INFORMATION				Upper																							
Grade: C - Average		Location:		Lvl 2																											
Year Blt: 1915	Eff Yr Blt:	Total Units:		Lvl 1																											
Alt LUC:	Alt %:	Floor:		Lower																											
Jurisdct: G4	Fact: .	% Own:		Totals	RMS: 13	BRs: 5	Baths: 2	HB																							
Const Mod:		Name:		REMODELING				RES BREAKDOWN																							
Lump Sum Adj:				Exterior:		No Unit	RMS	BRs	FL																						
INTERIOR INFORMATION				Interior:		1	5	2	1																						
Avg Ht/FL: STD		Functional:		Additions:		1	8	3	M																						
Prim Int Wall: 2 - Plaster		Economic:		Kitchen:																											
Sec Int Wall:	%	Special:		Baths:																											
Partition: T - Typical		Override:		Plumbing:																											
Prim Floors: 3 - Hardwood			Total: 18.6 %	Electric:																											
Sec Floors: 4 - Carpet	15 %			Heating:																											
Bsmnt Flr: 12 - Concrete				General:																											
Subfloor:																															
Bsmnt Gar:																															
Electric: 3 - Typical																															
Insulation: 2 - Typical																															
Int vs Ext: S																															
Heat Fuel: 1 - Oil																															
Heat Type: 5 - Steam																															
# Heat Sys: 2																															
% Heated: 100		% AC:																													
Solar HW: NO		Central Vac: NO																													
% Com Wall		% Sprinkled:																													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																			
SPEC FEATURES/YARD ITEMS																															
PARCEL ID 030.0-0003-0016.0																IMAGE															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
3	Garage	D	Y	1	18X20	A	AV	1915	21.94	T	40	104			4,700		4,700														
19	Patio	D	Y	1	8X17	A	AV	2000	5.01	T	15.2	104			600		600														
More: N				Total Yard Items: 5,300				Total Special Features:				Total: 5,300				AssessPro Patriot Properties, Inc															